

**PB# 90-26**

**WINDSHIRE  
AMENDED SP**

**26-1-13**

Approved 9/26/90

**General Receipt**

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

11365

Received of Windshire Estates Inc May 4 19 90 \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application Fee # 90-26

DISTRIBUTION

FUND	CODE	AMOUNT
CK # 539		\$ 25.00

By Pauline G. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt**

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

11364

Received of Pauline G. Townsend May 4 19 90 \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For Windshire Estates Inc # 90-26 Escrow

DISTRIBUTION

FUND	CODE	AMOUNT
CK # 540		\$ 750.00

By Li  
Captain  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt**

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

11639

Received of Windshire Estates Inc. September 21 19 90 \$ 100.00

One Hundred and 00/100 DOLLARS

For Planning Board Site Plan 90-26

DISTRIBUTION

FUND	CODE	AMOUNT
CK # 659		\$ 100.00

By Pauline G. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/25/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 90-26

NAME: AMENDED SITE PLAN FOR WINDSHIRE CONDOS.

APPLICANT: WINDSHIRE CONDOS. INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/03/90	SITE PLAN MINIMUM	PAID		750.00	
09/25/90	P.B. ENGINEER FEES	CHG	350.50		
		TOTAL:	350.50	750.00	-399.50

Please issue a Check  
In The Amount of \$399.50 To:

Windshire Condominiums  
256 Quassaick Ave.  
New Windsor, N.Y. 12553



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/25/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Approval

FOR PROJECT NUMBER: 90-26

NAME: AMENDED SITE PLAN FOR WINDSHIRE CONDOS.

APPLICANT: WINDSHIRE CONDOS. INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/25/90	APPROVAL FEE	CHG	100.00		
09/25/90	APPROVAL FEE	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/08/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-26

NAME: AMENDED SITE PLAN FOR WINDSHIRE CONDOS.

APPLICANT: WINDSHIRE CONDOS. INC.

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	05/04/90	MUNICIPAL HIGHWAY	07/02/90	SUPERSEDED BY REV1
ORIG	05/04/90	MUNICIPAL WATER	05/08/90	APPROVED
ORIG	05/04/90	MUNICIPAL SEWER . UPON COMPLETION ALL MANHOLES MUST CONFORM TO FINISHED GRADE	05/16/90	APPROVED
ORIG	05/04/90	MUNICIPAL SANITARY . SEE REVIEW SHEET FOR DETAILS OF APPROVAL	05/09/90	APPROVED
ORIG	05/04/90	MUNICIPAL FIRE . FIRE HYDRANT LOCATED IN MIDDLE OF LAWN TO BE RELOCATED	05/16/90	DISAPPROVED
ORIG	05/04/90	PLANNING BOARD ENGINEER	07/02/90	SUPERSEDED BY REV1
REV1	07/02/90	MUNICIPAL HIGHWAY	/ /	
REV1	07/02/90	MUNICIPAL WATER	07/10/90	APPROVED
REV1	07/02/90	MUNICIPAL SEWER	/ /	
REV1	07/02/90	MUNICIPAL SANITARY	07/10/90	APPROVED
REV1	07/02/90	MUNICIPAL FIRE . FIRE HYDRANT LOCATED IN LAWN MUST BE MOVED TO ACCESSIBLE LOC	07/06/90	DISAPPROVED
REV1	07/02/90	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/08/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 90-26

NAME: AMENDED SITE PLAN FOR WINDSHIRE CONDOS.  
APPLICANT: WINDSHIRE CONDOS. INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/23/90	P.B. APPEARANCE	L.A./NEG. DEC.
05/23/90	P.B. APPEARANCE CON'T	TO RETURN/NEW PLANS

90-26



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #      -       
WORK SESSION DATE: 3 April 1990  
REAPPEARANCE AT W/S REQUESTED: No APPLICANT RESUB.  
PROJECT NAME: Windshire - REQUIRED: New Off  
to amend mt  
PROJECT STATUS: NEW      OLD       
REPRESENTATIVE PRESENT: Pat K. Manning  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP.       
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

red line (6 prints)  
full off - escrow \$750  
aff fee -



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

24 September 1990

**MEMORANDUM**

**TO: Myra Mason, Planning Board Secretary**

**FROM: Mark J. Edsall, P.E., Planning Board Engineer**

**SUBJECT: WINDSHIRE ESTATES AMENDED SITE PLAN  
NEW WINDSOR PLANNING BOARD 90-26**

I have made a review of the minutes for the subject project, for the meeting of 8 August 1990, at which time the Planning Board granted conditional final site plan approval. Based on my review of the minutes, it appears that the only change required was a relocation of a fire hydrant so as to comply with the recommendation of the Fire Inspector's office. This change has been made on the plan; therefore, it is my opinion that the plan is acceptable for stamp approval.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:9-24-2ME.mk



**COUNTY OF ORANGE**  
**Department of Health**

124 MAIN STREET (1887 BUILDING), GOSHEN, NEW YORK 10924-2199  
TEL: (914) 294-7961

Mary M. McPhillips  
County Executive

Sally Faith Dorfman, M.D., MSHSA  
Commissioner of Health

September 4, 1990

Menache Teitlebaum  
Windshire Condos., Inc.  
252 Collignon Way  
Rivervale, NJ 07675

Re:  
Acceptance of Existing Watermain  
installation in Windshire Estates  
T. New Windsor

Dear Sir:

Plans and specifications for the recently installed watermain serving Windshire Estates, prepared by your engineer, Shaw Engineering, Inc. and dated August 10, 1990 are accepted for record purposes. Copies of the plans and specifications containing our acceptance are being forwarded to your engineer for transmittal to you.

Acceptance is granted for the watermain installation, subject to the following conditions which the applicant accepts and agrees to abide by:

THAT in accordance with Part 5 of the State Sanitary Code, the applicant shall in the future receive the approval of this Department for plans and specifications prior to any modifications of a public water system.

Very truly yours,

  
M.J. Schleifer, P.E.,  
Assistant Commissioner

MJS/aje

cc: Engineer  
T. New Windsor  
File

WINDSHIRE CONDOMINIUMS AMENDED SITE PLAN (90-26) ROUTE 94

Patrick Kennedy came before the Board representing this proposal.

MR. SCHIEFER: We have water approval, sanitary approval, we have fire disapproved May 4th. Fire hydrant located in the middle of lawn to be relocated. Just wanted you to be aware of it.

MR. KENNEDY: Last time we were in, we brought in a plan that was basically marked up in red showing what we wanted to do about shifting this road and moving these buildings so that we could go to the larger sized unit. And basically just reflects everything we did go over on that map at that time.

MR. VAN LEEUWEN: What we should see is an old map, this is the new map, the way you wanted to do it now.

MR. KENNEDY: Yes.

MR. VAN LEEUWEN: We should see the old map so we can compare the two.

MR. LANDER: Something about the distance inbetween the buildings.

MR. KENNEDY: Matter of fact, I don't have one with me.

MR. SCHIEFER: Let's see if I have an old one.

MR. KENNEDY: You may have the one that is marked up in red in the file. That was the one marked up in red.

MR. EDSALL: What date are you looking for?

MR. VAN LEEUWEN: About three years ago, that was approved.

MR. KENNEDY: But we had--

MR. EDSALL: This one?

MR. KENNEDY: Yes. When we came in last--

MR. VAN LEEUWEN: The one I want to see is the one that Fullam got approved.

MR. BABCOCK: I have one of Fullam's maps on my wall.

MR. EDSALL: Wasn't there an amendment between that and this one?

MR. KENNEDY: We have made several changes. We changed the

parking lot over in the front. We had come back and forth, we added the landscaping information in here and so on from several months ago from when we were in last and you had looked at this, the blue over here shows where the original layout was and what we had done is shift this road a slight bit so that we could get the proper spacing between the units and go to the larger size different style building.

MR. VAN LEEUWEN: How much did you shift the road back?

MR. KENNEDY: About 10 feet the way it looks from here. Probably close to 20 here. This point held here because we are right against the wetlands buffer zone now so that held there. This roadway here is already laid out that held just from this point here extended this over here about 20 feet more and made that turn.

MR. VAN LEEUWEN: That is the only change you made in the roads?

MR. KENNEDY: Yes, that is correct. We changed the roads and showed how the larger buildings would be situated there.

MR. VAN LEEUWEN: The last two new buildings that were built that would be--

MR. KENNEDY: That is part of these units here.

MR. VAN LEEUWEN: Is that the way the rest of them are going to look because they are pretty nice.

MR. KENNEDY: Predominately yes they are larger, they are a couple of feet longer, couple of feet longer.

MR. SOUKUP: How many additional bedrooms with the new buildings?

MR. KENNEDY: From 2 to 3 bedroom units.

MR. VAN LEEUWEN: That is one thing that we have to take into consideration. What we did before we gave you approval, I have no problem with that, I can't say we--I will say this. These two units look more better than the first six units.

MR. KENNEDY: That is what we had been playing around with.

MR. SCHIEFER: And those look better than they did initially.

MR. MC CARVILLE: What is the distance from unit 7E to the street?

MR. KENNEDY: I think we have got about 5 feet there, that is what was right on from the very first approval.



MR. EDSALL: Wasn't one of the problems that if the description and size in the original plan that building ended up being in the road at one point that was part of the past corrections.

MR. KENNEDY: Yes, alot of the map as it was originally approved could not be physically laid out in the field, didn't fit.

MR. SOUKUP: I don't think the table is right on the two bedroom counts. Table on the right hand side right underneath.

MR. KENNEDY: You are right, I probably didn't change that, you are absolutely right.

MR. LANDER: We didn't lose any parking spaces?

MR. KENNEDY: No, they are exactly the same.

MR. DUBALDI: You shifted them around?

MR. KENNEDY: We have lot 1 unit doing this but parking, the amount of parking has stayed the same. We have shifted things around, that is correct. Rather we took out this piece of parking lot that went behind here that actually took up alot of parking area and gave no back yards to these structures and was partly in the wetlands. We moved around to the other side.

MR. DUBALDI: You are still in the wetlands?

MR. KENNEDY: Yes but it is still alot better than what it was before. You don't have as much pavement.

MR. LANDER: 9A isn't in the way?

MR. KENNEDY: It is right near the buffer zone.

MR. VAN LEEUWEN: I make a motion that we determine lead agency, the Planning Board take lead agency status.

MR. LANDER: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

MR. VAN LEEUWEN: I'd like to make a motion that we declare a

negative declaration.

MR. LANDER: I will second it.

MR. EDSALL: The question that I believe it was Vince that brought up as far as the number of 3 bedroom versus the number of 2 bedroom, which is right?

MR. KENNEDY: The plan on the table, the plan is correct.

MR. EDSALL: Is that an increase in the number of 3 bedroom?

MR. KENNEDY: Yes.

MR. EDSALL: You have to go on record acknowledging that you do not believe the increase in the number of bedroom count will have a negative effect relative to what you previously reviewed. Are there any other effects or any other changes that we may not be aware of?

MR. HEFT: On that isn't there a distance that you have to be from the wetlands.

MR. SCHIEFER: He is right smack on the edge, there is 100 foot buffer and he is on the edge of that.

MR. KENNEDY: Part of this parking lot here, a better portion of this road is in the buffer zone. The DEC is aware of that. At the time this was originally approved, it was dead ended here, not knowing exactly what Foxwood, not knowing what Foxwood was going to develop here.

MR. EDSALL: The condition of the approval on the original subdivision if Foxwood is not developed and does not develop the thru road Windshire will complete the access road.

MR. MC CARVILLE: I have a question. Where are the sidewalks?

MR. KENNEDY: Never were sidewalks.

MR. MC CARVILLE: We are increasing bedrooms, that puts more children, more kids have to walk to the bus. I want to know where the sidewalks are going to be? I am not to happy about that, about them being on the road now. You say that is the way it was, that doesn't mean that we weren't to damn comfortable with that. When we approved this thing, there were alot of loose ends and I think the number of amendments that have been made to this but I think there should be sidewalks in here. You are going to put more children, they have to walk out to 94. Where do people from 3C and 3D park? They park over here on the other side of these complexes and I guess the question of the units touching each other again it was on the original plans

that doesn't mean we have to come back in and amend it and give you the same thing. This is a, this plan here today is just like it was the last time, too much.

MR. VAN LEEUWEN: Pat, how many more bedrooms do we have now than we did before?

MR. BABCOCK: We only have eight 2 bedrooms, the rest are 3 bedrooms.

MR. SOUKUP: There are ten 2 bedrooms.

MR. BABCOCK: Yes, I am sorry, the other opposite two, yes, there is ten. Actually what is built are two bedrooms and all the new will be three bedrooms.

MR. SOUKUP: There are 102 bedrooms in the original plan and 119 in the new plan.

MR. SCHIEFER: Seventeen (17) additional bedrooms.

MR. VAN LEEUWEN: The way I see it we have a problem with 7E and we have got a little bit to many bedrooms.

MR. KENNEDY: We have been doing everything to conform to every wish you guys have put upon us and if you don't like it, fine, we will reduce it back down to the other style building. We can do that too---

MR. VAN LEEUWEN: We don't want you to reduce it to the other style building, Patrick.

MR. KENNEDY: Fine, I was not part of the original approval on this whatsoever. I understand you had problems with the other plan but you approved it anyhow problems or no problems, you guys approved it. He got building permits and got started. We wanted to make changes in order to make this thing a much better site. We have come in, we have had no problem, we have not argued any point of anything you have asked. But if you have more questions now this has been going on for well over a year now on revisions and everytime we come in we get hit with another.

MR. VAN LEEUWEN: We gave you every revision you asked for, come on now.

MR. KENNEDY: Fine. We have asked for alot of revision based on alot of requests that you guys asked us to do in order to change the site.

MR. VAN LEEUWEN: Some of them you wanted to make the changes, the parking lot, you guys wanted to change we didn't ask you to

change the parking lot.

MR. KENNEDY: That is correct. This parking lot here, the parking lot in the front you guys did ask us to change, you guys asked us to change the landscaping. You guys asked us to change the style of the buildings.

MR. MC CARVILLE: That wasn't done before this Board, I can tell you that.

MR. KENNEDY: The style of the building was not asked to be changed.

MR. VAN LEEUWEN: Let me go right back from the beginning originally it was supposed to be garages, supposed to be brick, you can't find a god damn brick on the place.

MR. KENNEDY: We came in one time the very first time I came in here--

MR. VAN LEEUWEN: When Fullam came in here, let's go back to Fullam, okay, we were promised brick and garages at that time then they took away the garages. We went along with that but didn't take away the brick. Then we came down and saw this long barracks sitting there. I went down personally, the building inspector, Mike and I sat down with Manny and sat down and made some changes. There is certain things that the Board wanted that Manny didn't want to do. We solved it where Manny didn't have to stick his neck out and the Board didn't have to stick its neck out to far and the Board gave Mike and I the go ahead and straighten this thing out and we did. We wanted alot of things on those buildings that we didn't ask for. Let's go back to that also. What the problem here is you are asking us to approve an amended site plan with 17 more units plus we got one 7E that is a little to close to the road, how can we resolve it? I am not looking to bark at you or jump down your throat. I don't want you to jump down mine either.

MR. KENNEDY: We have no problem if we have to reduce because you wanted bedroom count down, we will reduce it. We can reduce the size of the units that is why we came in with this before we finalize the map. This is what we showed you, this was fine last time we came in now it is not fine.

MR. VAN LEEUWEN: When was the last time you came in?

MR. KENNEDY: A month ago, marked up in red. Mark had recommended we come in and show you before we make the actual changes.

MR. VAN LEEUWEN: I have no problem. I wasn't here that night, okay.

MR. KENNEDY: We have been in here now--

MR. VAN LEEUWEN: I am taking the comments what I see and headlining the comments that is all.

MR. DUBALDI: Would you have any problem putting sidewalks in?

MR. KENNEDY: That I have to discuss with the client. I can draw anything anybody is asking for me to draw in.

MR. VAN LEEUWEN: Before we say to much, the roads are quite wide in there, they are 34 feet of pavement.

MR. MC CARVILLE: Thirty (30).

MR. VAN LEEUWEN: Okay 30 feet so there is room to walk if you put sidewalks what you are only going to do is cramp everything and make it look even more cramped than what it is. He has got a right to build a site the way he has got it. He is trying to improve it, what we should do is work with him to improve it.

MR. MC CARVILLE: We had sidewalks going through on the first plan and where they got away from us I don't know.

MR. KENNEDY: I think if I remember right just from my part being in the audience when he originally came in, they were proposing 24 foot wide roads, I would imagine sidewalks got lost and the road got wider.

MR. VAN LEEUWEN: We made him go 30 and that is the point we dropped the sidewalks, we realized one thing it was going to include the--

MR. MC CARVILLE: But we are increasing the bedrooms. When you came in with it marked up, when you said bigger I thought you meant more living space not bedrooms, it means additional people.

MR. SCHIEFER: Were you aware we are going to get 19 additional bedrooms?

MR. EDSALL: I wasn't. I don't know if that is what they intended. I can't say.

MR. SCHIEFER: It may be negligence on your part for not asking the question.

MR. EDSALL: I thought it was the footprint change rather than additional bedrooms.

MR. MC CARVILLE: That is what I thought but now we are talking

additional bedrooms, additional bedrooms, cars, additional kids walking out to Route 94, it puts a whole new--

MR. VAN LEEUWEN: Why don't we discuss out of the 17 bedrooms that he's got how many bedrooms do we want to reduce it by half?

MR. SCHIEFER: What I'd like to see but go back to the original number of bedrooms then there is no argument for the other changes now that is the ultimate, do we want to give him less or more than that?

MR. VAN LEEUWEN: I am willing to make some kind of an agreement somewhere inbetween that that is my personal opinion as one Board member.

MR. MC CARVILLE: Are there sidewalks in front of the buildings that are there by the road now or just walkways?

MR. KENNEDY: Walkways, there is no paralleling the roads.

MR. VAN LEEUWEN: Every house has well every house, every double house has got one sidewalk.

MR. MC CARVILLE: They have to walk to the front door, right?

MR. VAN LEEUWEN: Yes.

MR. BABCOCK: These are also private roads, the school bus will not go in these roads. The school bus stop will be on 94 on the intersection of 94 all the kids will have to load there.

MR. MC CARVILLE: That is what concerns me, they have to walk.

MR. VAN LEEUWEN: Only the people that live in there are going to come in and out of there.

MR. SOUKUP: I wasn't around when this was originally approved, let me ask the roads that ultimately go up to Foxwood and/or Erie Avenue, that is always going to remain private, that is not ever meant to be dedicated publicly in any way?

MR. VAN LEEUWEN: That is a possibility with Foxwood.

MR. EDSALL: Foxwood was not supposed to be a town road to my understanding.

MR. SOUKUP: It is not a possibility for a couple of reasons. The building setbacks don't meet the ordinances off of that road if it would be offered for dedication, you can't establish a 50 foot right-of-way and I assume that it is never meant to be dedicated.

MR. KENNEDY: If Foxwood was going to be dedicated, it would be another public road coming off another public road. From my knowledge, the original proposal didn't show that road, this is something that the fire department requested be put in.

MR. SOUKUP: I think it should be clear with the parking that is off of it and with the buildings so close to it that it cannot meet requirements for dedicated in anyway.

MR. KENNEDY: I don't think that's the intention as in any other condominium sites, it is not intended to go that way.

MR. SCHIEFER: Would you still be pushing for sidewalks if they go back to the original number of bedrooms which they approved with a 30 foot pavement?

MR. MC CARVILLE: I just think I was for sidewalks on the original plan but yes, I'd have to say I would be and I think it's probably, it's worth more to the applicant to have the bedrooms, I would assume than not have the bedrooms and put the sidewalks.

MR. SCHIEFER: You give them an alternative.

MR. MC CARVILLE: On the original plan they had a sidewalk that came through the middle of the complex.

MR. KENNEDY: Again, I don't have that plan. I did not represent the job so I will have to ask the client that.

MR. DUBALDI: Why did you recommend 30 feet you said that you recommended that the roads be 30 feet and not 24?

MR. VAN LEEUWEN: We wanted the roads to conform to town specs.

MR. EDSALL: They were 34 until the town changed the law.

MR. MC CARVILLE: Pat, 3C, 3D, 3E, 3F, those people, where are they going to park? Do you think they are going to park in the lot they are going to park right in front of the units on the street. If you live in 3D, you have to park way over on the other side of that complex. You are going to have to tote your groceries and stuff from over there, it almost looks like two of these units should be swapped and put some parking.

MR. VAN LEEUWEN: What about putting a couple parking spaces right in here?

MR. KENNEDY: In here?

MR. VAN LEEUWEN: Yes.

MR. KENNEDY: I don't see any problem with that.

MR. VAN LEEUWEN: To help out 3C and D especially and E and B. No wait a minute, F, I am sorry, F, E and D basically because they have got a long haul for parking.

MR. MC CARVILLE: Being a private road they can park anywhere they want, I assume, I don't know if the developer--

MR. EDSALL: This plan required no parking signs on it.

MR. KENNEDY: Any other apartment or condominium project in this town has every apartment unit and every condominium unit doesn't have a parking space right in front of it, there is somebody in all those sites that has to walk some distance or other.

MR. SCHIEFER: Look at Oakwood, that is--

MR. VAN LEEUWEN: You have to walk quite a ways.

MR. LANDER: The same cluster we are talking about here they are going to enter these units from this courtyard?

MR. KENNEDY: No, I believe the front of the units will be this way.

MR. VAN LEEUWEN: A couple of parking places you can probably put four parking places in there, give us a couple extra to work with too.

MR. KENNEDY: To put the parking spaces here at this corner, the only way I can get the units in here is to have them go in and back out onto that road. I don't know if that is--

MR. VAN LEEUWEN: It's a private road.

MR. KENNEDY: If you have no problem, I have no problem.

MR. VAN LEEUWEN: I have no problem. Personally, I have no problem with it. I realize you can't make a parking lot because you have an easement.

MR. MC CARVILLE: Sure you can, you can have the road going over it.

MR. KENNEDY: We can pave over an easement.

MR. VAN LEEUWEN: As far as I'm concerned, you can let them back into the road, that doesn't bother me but I am only one member that is all.

MR. BABCOCK: I don't know what the decision is going to be on



sidewalks but there should be some consideration at least an area for all these kids that might be standing out there on 94 for the bus. Right now, we are having some problems in the existing condominium units that we have in the town where all the kids are gathering on the road and now it is a major problem. We are getting alot of complaints about it.

MR. KENNEDY: What would you propose, I have no idea how many kids we are talking about.

MR. BABCOCK: At least an area so that the only place here that they can stand is in the road and I don't think that that is the right thing to do especially on Route 94.

MR. VAN LEEUWEN: What about the right hand corner?

MR. MC CARVILLE: Make a pad with blacktop on the other side of the curb, make sure it stays on the other side of the curb.

MR. SCHIEFER: The bus will stop right on 94, it will block 94.

MR. KENNEDY: Can we get one question answered at a time, what are we going to do about the bedrooms?

MR. SCHIEFER: What I have heard now, you have the option bedrooms or alternative sidewalks.

MR. VAN LEEUWEN: I didn't say that, Dan said that.

MR. KENNEDY: He is talking about a sidewalk through the middle of the site here.

MR. VAN LEEUWEN: You think you can put a sidewalk to one side of the easement, do you think that would be allowable to the town?

MR. KENNEDY: I don't know. You can't put a sidewalk, you just can't put permanent structures if the sidewalk had to be dug, it gets dug up.

MR. VAN LEEUWEN: If we can put a 3 foot sidewalk on the sanitary easement through those buildings there it can even be blacktop as long as it looks halfway decent.

MR. MC CARVILLE: Originally, the sewer easement ran through the middle then they moved it to make room for the units.

MR. KENNEDY: That is the sewer that's always been there.

MR. KENNEDY: That is the way the sewer was origiaally built in town.

MR. SCHIEFER: Eliminate a couple units I am sure you like that one.

MR. LANDER: I thought we eliminated one unit and now we have got 17 bedrooms more.

MR. VAN LEEUWEN: I have a solution. We are looking at 17 more bedrooms, let's give them half of that, ask him to put the sidewalk in, what we just proposed and give us a couple more parking places for 3C, 3D, F and E.

MR. SCHIEFER: Instead of a sidewalk along the road, propose a sidewalk up through here.

MR. VAN LEEUWEN: Yes.

MR. SCHIEFER: Take off 7 bedrooms, add 4 parking places up in this area and what about this place for the kids.

MR. VAN LEEUWEN: And a pad for the kids to stand on.

MR. SCHIEFER: Anyone have any objections? I hate to see Pat keep coming back here.

MR. SOUKUP: He will be back.

MR. KENNEDY: Every time we are coming in here we are coming back.

MR. VAN LEEUWEN: This will be the final change we are going to ask him to make.

MR. SCHIEFER: No, no, do you have any other recommendations, comments, questions or does this satisfy all your questions?

MR. SOUKUP: What happened to the bus shelter question?

MR. SCHIEFER: We are talking about a pad for the kids to stand on, not a shelter we are talking about a sidewalk over this easement and up between these two buildings that will not interfere with the roads if that is not concrete if it is macadam just some kind of a formal walkway, take 7 bedrooms out, cut that part out and give us a few extra parking places here. Now if you are going to have any other comments come out with them now. I am sure the applicant has to be frustrated, there are four proposals.

MR. VAN LEEUWEN: After that, we should approve it.

MR. MC CARVILLE: I'd have no problem at that point.

MR. SCHIEFER: Anyone have any objections at that point? Get a

5-23-90

copy of the minutes of the meeting, seems to be unanimous agreement if you will give us that, we see no problem with it.

MR. KENNEDY: Okay, thank you.

TO: CARL SCHIEFER, PLANNING BOARD CHAIRMAN  
FROM: GEORGE A. GREEN, SUPERVISOR  
DATE: JULY 19, 1990  
SUBJECT: WINDSHIRE PROJECT WATER SYSTEM

Pursuant to the request of the developer of the Windshire Condominium project and after consultation with the Town Engineer and Water Superintendent, the Town policy regarding metering of water services to developments has been re-evaluated. Based upon this re-evaluation, please be advised that it will be acceptable for developers to provide individual building or unit meters within a development, rather than master meters at the main connection to the Town system. The use of such individual meters will only be acceptable if the private distribution lines used for the project have been approved by the Town Engineer, Water Superintendent and Orange County Department of Health. Further, it would be necessary that the Design Engineer for the private distribution system inspect the construction and certify to the Town that the construction was performed in accordance with the design plans. Certified results for the pressure, leakage and bacteriological testing of the new line must be submitted to the Town Engineer and Water Superintendent prior to the line being activated. In all cases, the responsibility for maintenance and repairs of private distribution lines will continue to be the responsibility of the Developer/Owner or Condominium Association, not the Town of New Windsor.

  
George A. Green  
Supervisor

GAG/dg

cc: Mark Edsall, McGoey, Hauser and Edsall

WINDS2.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 6 July 1990

SUBJECT: Windshire Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-90-26

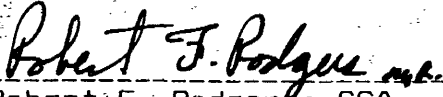
DATED: 22 June 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-064

A review of this site plan was conducted on 5 July 1990.

This site plan is rejected until the fire hydrant located in the middle of the lawn is moved to an accessible location.

PLANS DATED: 15 June 1990; Revision 9.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC: M.E.

Rev. 1

JUN 22 1990

90 - 26

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Patrick T. Kennedy for the building or subdivision of  
Windshee Estates has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynan R. Masten  
SANITARY SUPERINTENDENT

July 19, 1990  
DATE

Rev. 1

JUN 22 1990

90-26

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Patrick T. Kennedy for the building or subdivision of  
Windshire Est. \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Stan D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
WINDSHIRE ESTATES has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

UPON COMPLETION, ALL MANHOLES MUST CONFORM  
TO FINISHED GRADE.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

J. P. [Signature]  
SANITARY SUPERINTENDENT

5-16-90

DATE





LOUIS HEIMBACH  
County Executive

## Department of Health

SALLY FAITH DORFMAN, M.D., M.S.H.S.A.  
Commissioner of Health

April 24, 1990

Fullam - Zimmer Assoc.  
10 Baker St.  
Poughkeepsie, NY 12600

Re:  
W.M. Ext. to serve  
Windshire Estates  
T. New Windsor

Gentlemen:

We have reviewed the application and plans for the above mentioned project.

Attached are our comments based on technical review for your consideration.

We are retaining one copy of the application, plans, specifications and engineer's report of our files and returning the application and the balance of the submission to you.

In accordance with this Department's policy, failure to respond to this technical review within ninety (90) days will be considered sufficient reason for disapproval of this application.

Very truly yours,

  
Stoyell M. Robbins, P.E.  
Sr. Public Health Engineer

SMR/ELS/aje

cc: Applicant  
File

Attachments

## COMMENTS BASED ON TECHNICAL REVIEW

Project: W.M. Ext. to serve Windshire Estates, Realty Subdivision,  
T. New Windsor

Date of Submission: March 19, 1990

Date of Review: April 23, 1990

### 1. The following comments refer to the application:

- a. Line 1 (applicant) should be consistent with line 17, and with the intended ownership and maintenance responsibility. If the Town of New Windsor will own and maintain the mains and hydrants, the applicant is proper and the Town Supervisor should sign. If the Homeowners Association will own and maintain the mains, some indication of how that responsibility will be transferred must be attached, as well as a letter from the Town indicating that the procedures are acceptable. Please correct the application and provide backup as required.
- b. Complete lines 4, 7-11, and 14. The consumption data on line 14 should be consistent with the area served indicated on line 4, i.e. Windshire Estates (estimated) or Town of New Windsor W.D. consumption data.
- c. Provide the date of the applicants signature in the space provided.

### 2. Plans:

- a. The site location map on sheets W1 and W2 does not indicate the proper site location. Please correct.
- b. The legend on sheet W2 is incomplete. Please include the symbols for new catch basins, water valves and concrete thrust blocks.
- c. Show the meter/PRV chambers on the plan view.
- d. The maximum allowable separation between valves is 800'. A valve is required between the valve station 8+83 and wet tap #2. Please revise.
- e. Several of the bends shown on the plans do not conform with standard bends and may indicate excessive deflection. Please label the bends that are intended to be installed, and show deflection at other joints if required.
- f. The hydrant at station 8+83 is shown less than 10' from a sewer lateral. Please revise.
- g. Indicate the size of the existing waterline in Erie Ave.

### 3. Profiles:

- a. Show waterline/storm sewer crossings on the profiles.

5. Plans - Details:

- a. Indicate the size of the service line and the type of copper on the water service detail and/or in the specifications.
- b. On the water/sewer separation detail, indicate that "sewer" includes sanitary and storm sewers. Also indicate that the separations are also applicable to water services and sewer laterals.
- c. Drainage must be provided for the meter pit. The location of the drain line should be indicated on the plan view and/or profile.

6. Specifications:

- a. Provide the engineer's seal and signature on the specifications.
  - b. Please remove the references to sewers and manholes from Section 2.02 on page 3. The cover sheet should indicate that these specifications are for a waterline extension.
  - c. The specifications must include testing and disinfection procedures, and technical specifications on the waterline appurtenances such as hydrants, valves, PRV/meter pits, service connections, etc. Response to comment 1a may determine specification required.
  - d. Is cement lined pipe installed? Indicate standard or double thick, if used, and class, type joints, etc.
7. The resubmission should include three (3) copies of the revised plans and specifications and a written response to the preceding comments.

The foregoing comments are based on a review of the application, engineer's report, plans and other engineering data submitted. We have attempted to make this review as complete as possible; however, it must be appreciated that any new submission depending upon the nature of any revisions may require further review and comments.

cc: Applicant/File

*SMR*  
SMR/ELS/aje

Dated: April 24, 1990

3. Continued

b. Line W1:

1. The inverts for the storm sewer which crosses the waterline at station 8+40 indicate that less than 18" vertical separation will be provided. Indicate the size of this storm sewer pipe and revise as necessary.
2. Indicate the hydrant at station 8+83.

c. Line W2:

1. Label the valve indicated at station 0+05.
2. Show the actual location of the sanitary sewer crossings at stations 1+10, 2+10, 4+85 and the storm sewer crossing at station 2+38.
3. Label the hydrant at station 2+20. A profile should be provided for this hydrant lateral or sufficient data should be provided to indicate that proper vertical separation distances will be maintained.

d. The water services for buildings 6 and 10 are shown crossing sewer lines. Provide profiles for these areas or otherwise indicate the vertical separation.

e. Sheet W1 will not receive Orange County Health Department approval. It should be omitted from the set or made last sheet and marked for information only - not for Orange County Health Department approval.

4. The following comments are based upon a site inspection:

- a. Since the waterlines have already been installed, the plans must be revised to reflect the actual installation. You should be aware that field revisions may be required in order to obtain an acceptable design.
- b. The existing sewer manhole and catch basin at the entrance are not located properly. Please check all sewer locations and revise as necessary. Also, the sewer laterals to building #1 do not appear to be located properly; please correct.
- c. The meter pits were not located in the field. Have they been installed in the locations indicated?
- d. The stream and culverts at rear of the property are not shown on the plans. Show on the plan view and profile to indicate the separation distances that are provided.
- e. Indicate the curb box locations on the plans.
- f. A hydrant was also observed near the entrance adjacent to Rte. 94. Please show on plans including connection.

MAY 3 - 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Patrick T. Kennedy for the building or subdivision of  
Windshike Est \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is water servicing this property  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 16 May 1990  
SUBJECT: Windshire Estates Site Plan

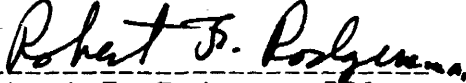
PLANNING BOARD REFERENCE NUMBER: PB-90-26  
DATED: 3 May 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-042

A review of the above referenced subject site plan was conducted on 16 May 1990. This site plan is rejected for the following, once again.

- 1) The fire hydrant located in the middle of the lawn to be relocated so that it is adjacent to a roadway.

PLANS DATED: 30 April 1990; Revision 8

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC:M.E.

**MAY 3 - 1890**

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~HEALTH~~ **SANITARY INSP.**,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by  
Patrick Kennedy for the building or subdivision of  
Windshire Estates \_\_\_\_\_ has been  
reviewed by me and is approved ☒  
disapproved ☐.

If disapproved, please list reason.

Prior to any connections to the main sewer line, it should be examined for infiltration.

An as built should be provided indicating lateral connections location and depth.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

~~SANITARY SUPERINTENDENT~~

May 9, 1990  
DATE

CC: M.E.

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Amended Site Plan for Windshire Condominiums, Inc.
2. Name of Applicant Windshire Condominiums, Inc. Phone (914) 562-1947  
c/o 219 Quassaick Ave  
Address Rte 94 New Windsor N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy, L.S. Phone 562-6444  
Address 219 Quassaick Ave. New Windsor N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Patrick T. Kennedy, L.S. Phone \_\_\_\_\_  
(Name)
7. Location: On the West side of Rte 94  
158' feet South  
(Street) (Direction)  
of Eric Ave  
(Street)
8. Acreage of Parcel 7.77 ac. 9. Zoning District R-5
10. Tax Map Designation: Section 26 Block 1 Lot 13
11. This application is for Amendment to exist. approved site plan

NOTICE: A notice of this application shall be posted in the Town Office and in the applicant's place of business, if any, for a period of 30 days prior to the date of the public hearing.



12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? \_\_\_\_\_

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says that he resides at \_\_\_\_\_ in the County of \_\_\_\_\_ and State of \_\_\_\_\_ and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

4TH day of April 1980

*[Signature]*

Notary Public

(Owner's Signature)

*[Signature]*  
(Applicant's Signature)

SECRETARY  
(Title)

NOTARY PUBLIC  
Orange County, New York  
Commission Expires September 21, 1981

PROJECT I.D. NUMBER

617.21

Appendix C

MAY 3 - 1990

SEQR

90 - 26

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <i>Windshire Condominiums</i>	2. PROJECT NAME <i>Site Plan for Windshire Estates</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>West side Rte 94 158' So. of Erie Ave</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Revised road: Bldg locations on existing approved Condo Project</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>7.77</i> acres Ultimately <i>7.77</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Manny Teitelbaum</i>	Date: <i>May 1, 1990</i>
Signature: <i>M. Teitelbaum</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.87</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  <b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Nancy Teitelbaum, deposes and says that he  
resides at Rte 94  
(Owner's Address)

in the County of Orange  
and State of New York  
and that he is the owner in fee of Tax Map Sect 26,  
Block 1, lot 13

which is the premises described in the foregoing application and  
that he has authorized Patrick T. Kennedy  
to make the foregoing application as described therein.

Date: 4/4/90

N. Teitelbaum  
(Owner's Signature)

Francis J. Donnelly  
(Witness' Signature)

MAY 3 - 1990

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |                                     |                                |
|-------------------------------------|--------------------------------|
| 1. ___ Site Plan Title              | 29. ___ Curbing Locations      |
| 2. ___ Applicant's Name(s)          | 30. ___ Curbing Through        |
| 3. ___ Applicant's Address(es)      | Section                        |
| 4. ___ Site Plan Preparer's Name    | 31. ___ Catch Basin Locations  |
| 5. ___ Site Plan Preparer's Address | 32. ___ Catch Basin Through    |
| 6. ___ Drawing Date                 | Section                        |
| 7. ___ Revision Dates               | 33. ___ Storm Drainage         |
|                                     | 34. ___ Refuse Storage         |
| 8. ___ AREA MAP INSET               | 35. ___ Other Outdoor Storage  |
| 9. ___ Site Designation             | 36. ___ Water Supply           |
| 10. ___ Properties Within 500 Feet  | 37. ___ Sanitary Disposal Sys. |
| of Site                             |                                |
| 11. ___ Property Owners (Item #10)  | 38. ___ Fire Hydrants          |
| 12. ___ PLOT PLAN                   | 39. ___ Building Locations     |
| 13. ___ Scale (1" = 50' or lesser)  | 40. ___ Building Setbacks      |
| 14. ___ Metes and Bounds            | 41. ___ Front Building         |
| 15. ___ Zoning Designation          | Elevations                     |
| 16. ___ North Arrow                 | 42. ___ Divisions of Occupancy |
| 17. ___ Abutting Property Owners    | 43. ___ Sign Details           |
| 18. ___ Existing Building Locations | 44. ___ BULK TABLE INSET       |
| 19. ___ Existing Paved Areas        | 45. ___ Property Area (Nearest |
| 20. ___ Existing Vegetation         | 100 sq. ft.)                   |
| 21. ___ Existing Access & Egress    | 46. ___ Building Coverage (sq. |
|                                     | ft.)                           |
| <u>PROPOSED IMPROVEMENTS</u>        | 47. ___ Building Coverage (%   |
| 22. ___ Landscaping                 | of Total Area)                 |
| 23. ___ Exterior Lighting           | 48. ___ Pavement Coverage (Sq. |
| 24. ___ Screening                   | Ft.)                           |
| 25. ___ Access & Egress             | 49. ___ Pavement Coverage (%   |
| 26. ___ Parking Areas               | of Total Area)                 |
| 27. ___ Loading Areas               | 50. ___ Open Space (Sq. Ft.)   |
| 28. ___ Paving Details              | 51. ___ Open Space (% of Total |
| (Items 25-27)                       | Area)                          |
|                                     | 52. ___ No. of Parking Spaces  |
|                                     | Proposed.                      |
|                                     | 53. ___ No. of Parking         |
|                                     | Required.                      |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: \_\_\_\_\_  
 Licensed Professional

Date: \_\_\_\_\_

MAY 3 - 1990

## FOR OFFICIAL USE ONLY

Permit No. \_\_\_\_\_

Fee Received \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

County, New York

Permit Application for Development  
in  
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

\_\_\_\_\_, Floodplain Administrator,  
(Name)

(Address)

\_\_\_\_\_, NY ( ) \_\_\_\_\_ - \_\_\_\_\_.

## 1. Name and Address of Applicant

Windshire Condominiums  
(First Name) (MI) (Last Name)Street Address: Rte 9APost Office: New Windsor State: N.Y. Zip Code: 12552Telephone: (914) 562 - 3514

2. Name and Address of Owner (If Different)

Same  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ - \_\_\_\_\_

3. Engineer, Architect, Land Surveyor (If Applicable)

Patrick J. Kennedy, L.S.  
(First Name) (MI) (Last Name)

Street Address: 219 Quassaick Ave

Post Office: New Windsor State: N.Y. Zip Code: 12550

Telephone: (914) 862-6444

PROJECT LOCATIONStreet Address: Rte 94Tax Map No. 26-1-13

Name of, distance and direction from nearest intersection or other landmark

158' So. of Erie Ave

Name of Waterway: \_\_\_\_\_

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)Structures

☐ New Construction  
☐ Addition  
☐ Alteration  
☐ Relocation  
☐ Demolition  
☐ Replacement

Structure Type

☐ Residential (1-4 family)  
☐ Residential (More than 4 family)  
☐ Commercial  
☐ Industrial  
☐ Mobile Home (single lot)  
☐ Mobile Home (Park)  
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: \_\_\_\_\_

Other Development Activities

☐ Fill    ☐ Excavation    ☐ Mining    ☐ Drilling    ☐ Grading  
☐ Watercourse alteration    ☐ Water System    ☐ Sewer System  
☐ Subdivision (New)    ☐ Subdivision (Expansion)  
☐ Other (Explain)



CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

90 - 26

\_\_\_\_\_ of \_\_\_\_\_  
Flood Hazard Development Permit

Administrative Action  
Completed by Floodplain Administrator

Proposed project located in \_\_\_\_\_ "A" zone with elevation  
\_\_\_\_\_ "A" zone without elevation  
\_\_\_\_\_ Floodway  
\_\_\_\_\_ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is \_\_\_\_\_

Source documents: \_\_\_\_\_

PLAN REVIEW

Elevation to which lowest floor is to be elevated \_\_\_\_\_ ft. (NGVD)  
Elevation to which structure is to be floodproofed \_\_\_\_\_ ft. (NGVD)  
Elevation to which compacted fill is to be elevated \_\_\_\_\_ ft. (NGVD)

ACTION

- \_\_\_\_\_ Permit is approved, proposed development in compliance with applicable floodplain management standards.
- \_\_\_\_\_ Additional information required for review. Specify: (i.e., encroachment analysis)

\_\_\_ Permit is conditionally granted, conditions attached.

\_\_\_ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is \_\_\_\_\_ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date \_\_\_\_\_ Signature \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ County, New York

Development in Flood Hazard Areas  
Instructions

1. Type or print in ink
2. Submit \_\_\_\_\_ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COMPLIANCE  
for  
FLOODPLAIN DEVELOPMENT

MAY 3 - 1980

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<p>_____ of _____ County, N.Y.</p> <p>(Applicant shall fill in all pertinent information in Section A including 1 or 2</p>	
<p><b>SECTION A</b></p> <p>Premises location _____ _____ _____</p> <p>Applicant Name &amp; Address _____ _____</p> <p>Telephone No. _____</p>	<p>Permit No. _____ Variance No. _____ Date _____</p> <p style="text-align: center;">CHECK ONE</p> <p>New Building _____ Existing Building _____ Other (List) _____</p>
<p>1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.</p> <p style="text-align: right;">Signed _____ Date _____</p> <p>2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.</p> <p style="text-align: right;">Signed _____ Date _____</p>	

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date \_\_\_\_\_ by \_\_\_\_\_

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. \_\_\_\_\_, or has a duly granted variance.

Signed \_\_\_\_\_  
(Local Administrator)

Date \_\_\_\_\_

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

\_\_\_\_\_

\_\_\_\_\_



# EDINBURGH DISTRICT: RS - TOWN HOUSES

MINIMUM REQUIRED	
LOT AREA	5 ACRES
AREA FOR UNIT	7000 S.F.
LOT WIDTH	20'
FRONT YARD	20'
SIDE YARD	0/5% if PRICED
REAR YARD	100'
MINIMUM FRONTAGE	1/2"
MIN. HEIGHT	2'
MIN. DENSITY	50%

LOCATION MAP:  
SCALE: 1" = 1000'

N55°11'52"W  
40.00'

ERIE AVENUE

- ① Taxicab
- ② Automobile
- ③ Bicyclist

2 to 3 Bedroom  
Dwelling Units

MAP DATA:

SECTION 26

BLOCK 1

LOT 13

DEED REFERENCE:

BOOK 1926

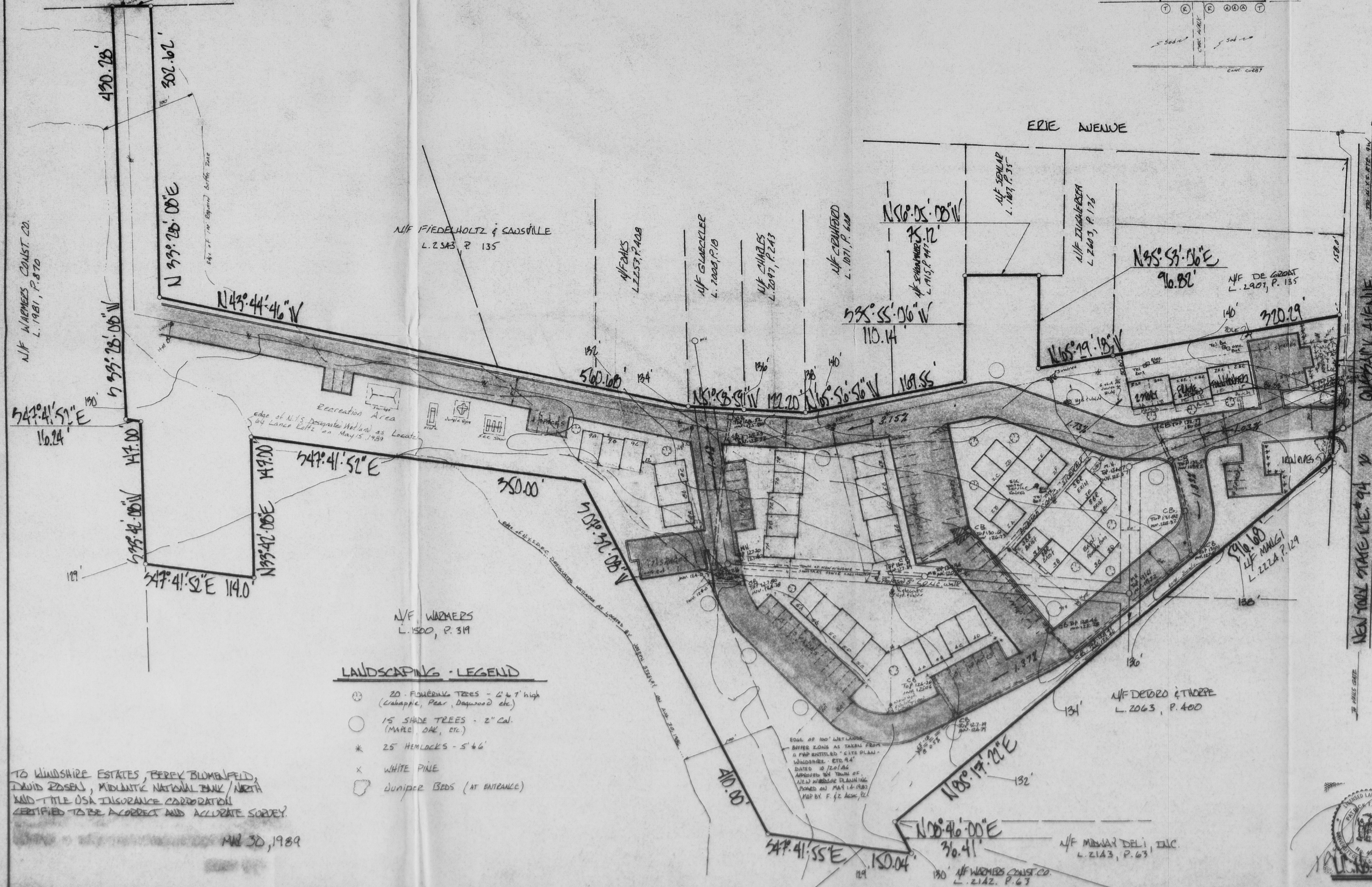
PAGE 857

MAP REFERENCE:

1. SITE PLAN "WINDSHIRE"  
DATED: OCTOBER 30, 1986  
APPROVED: MAY 14, 1987  
PREPARED BY: E.C. KNOX, JR.  
OLIVIA DRIVE  
THURSDAY, N.Y.

2. SITE PLAN FOR "WINDSHIRE ESTATES"  
DATED: APRIL 15, 1988

PARCEL AREA:  
7.777 ACRES



## PROPOSED DWELLING UNITS:

2 BEDROOM UNITS:	16
3 BEDROOM UNITS:	27
TOTAL UNITS PROPOSED:	43

## PARKING SPACES:

REQUIRED: 2 SPACES PER UNIT = 86 SPACES  
PROPOSED: 85 SPACES

SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON SEP 26 1990  
BY Daniel C. McCarville  
DANIEL C. MCCARVILLE  
SECRETARY

## "AMENDED LAYOUT & AS-BUILT PLAN"

## LANDSCAPING - LEGEND

- ① 20' FLOWERING TREES - 4' x 1' high (Crabapple, Pear, Dogwood etc.)
- ② 15' SHADE TREES - 2" Cal. (Maple, Oak, etc.)
- \* 25' HEMLOCKS - 5' x 6'
- x WHITE PINE
- JUNIPER BEDS (AT ENTRANCE)

TO WINDSHIRE ESTATES, BERRY BLUMENFELD,  
DAVID ROSEN, MIDLAND NATIONAL BANK/NORTH  
LAND TITLE USA INSURANCE CORPORATION  
CERTIFIED TO BE A CORRECT AND ACCURATE SURVEY.

MAY 30, 1989



PATRICK J. KENNEDY, L.S.	
SCALE: 1" = 50'	DRAWN BY: J.L.K.
DATE: JUL 15, 1989	REVISIONS: 1. 7/15/89
SUBJECT: WINDSHIRE ESTATES	
TOWN OF NEW WINDSOR	
DRAWING NUMBER: 88-2310	